

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Downey

State: CA

PJ's Total HOME Allocation Received: \$8,625,135

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	80.98 %	93.35 %	87	93.41 %	5	3	
% of Funds Disbursed	73.53 %	85.12 %	81	84.68 %	11	8	
Leveraging Ratio for Rental Activities	2.78	5.84	58	4.72	40	34	
% of Completed Rental Disbursements to All Rental Commitments***	43.26 %	72.98 %	73	80.76 %	6	5	
% of Completed CHDO Disbursements to All CHDO Reservations***	24.84 %	61.88 %	79	68.18 %	6	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	77.72 %	42	80.32 %	44	49	
% of 0-30% AMI Renters to All Renters***	16.67 %	39.58 %	74	45.16 %	12	8	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.67 %	92.53 %	68	95.04 %	20	19	
Overall Ranking:			In State: 80 / 92		Nationally: 10 7		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,049	\$33,130		\$26,037	12 Units	5.80 %	
Homebuyer Unit	\$31,271	\$20,348		\$14,755	31 Units	15.00 %	
Homeowner-Rehab Unit	\$30,478	\$27,021		\$20,487	164 Units	79.20 %	
TBRA Unit	\$0	\$2,819		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Downey CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$50,776	\$157,998	\$30,249
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	83.3	38.7	57.9	0.0
Black/African American:	8.3	0.0	0.6	0.0
Asian:	0.0	0.0	3.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:				
Hispanic	8.3	61.3	37.8	0.0

HOUSEHOLD SIZE:				
1 Person:	41.7	12.9	42.7	0.0
2 Persons:	50.0	12.9	32.9	0.0
3 Persons:	8.3	16.1	6.1	0.0
4 Persons:	0.0	29.0	7.9	0.0
5 Persons:	0.0	16.1	6.1	0.0
6 Persons:	0.0	9.7	3.7	0.0
7 Persons:	0.0	3.2	0.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	41.7	16.1	11.0	0.0
Elderly:	8.3	0.0	56.7	0.0
Related/Single Parent:	25.0	16.1	9.8	0.0
Related/Two Parent:	0.0	64.5	20.1	0.0
Other:	25.0	3.2	2.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	8.3	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

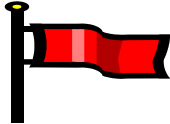
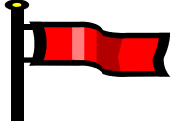
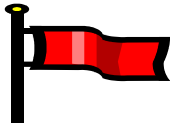
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Downey State: CA Group Rank: 10
 (Percentile)
 State Rank: 80 / 92 PJs Overall Rank: 7
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	43.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	24.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	91.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

